



City of  
**Kelowna**

TA22-0018

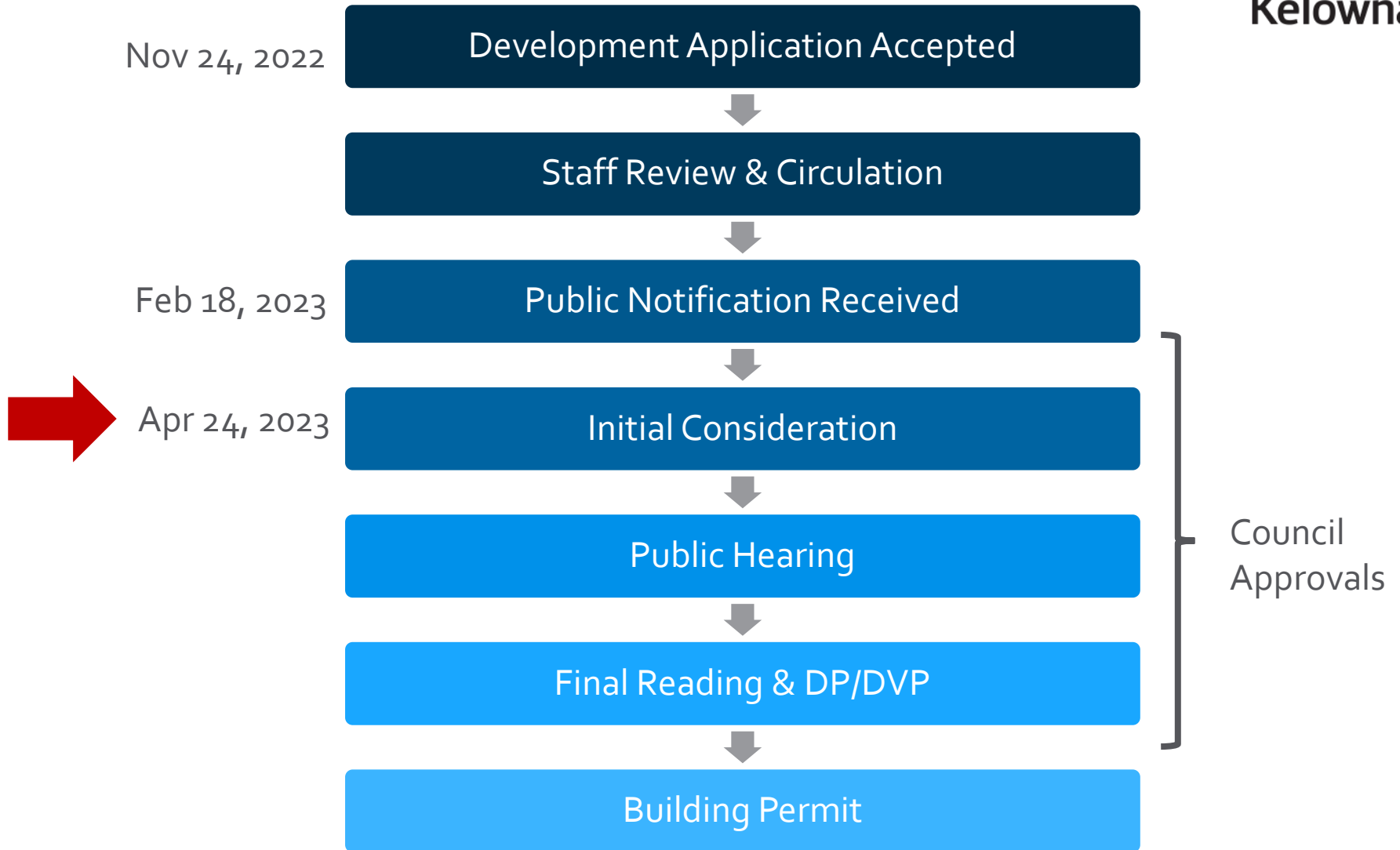
135 Barber Rd, 155 Barber Rd  
and 765 Hwy 33 W

Site-Specific Text Amendment Application

# Purpose

- ▶ To amend the Zoning Bylaw by permitting ground-floor commercial uses to occupy a minimum of 0% of the Hwy 33 W street frontage.

# Development Process



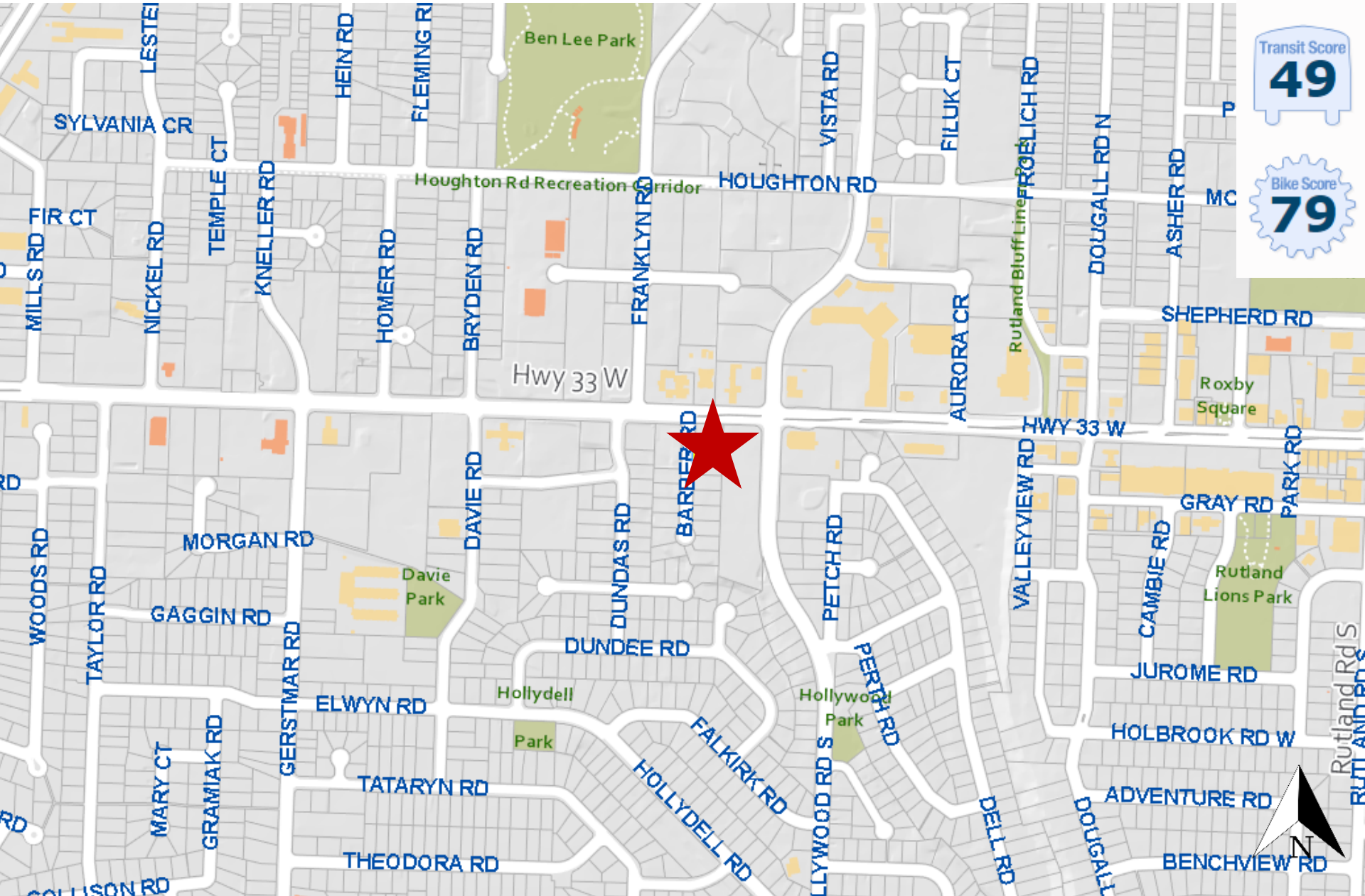


# Context Map

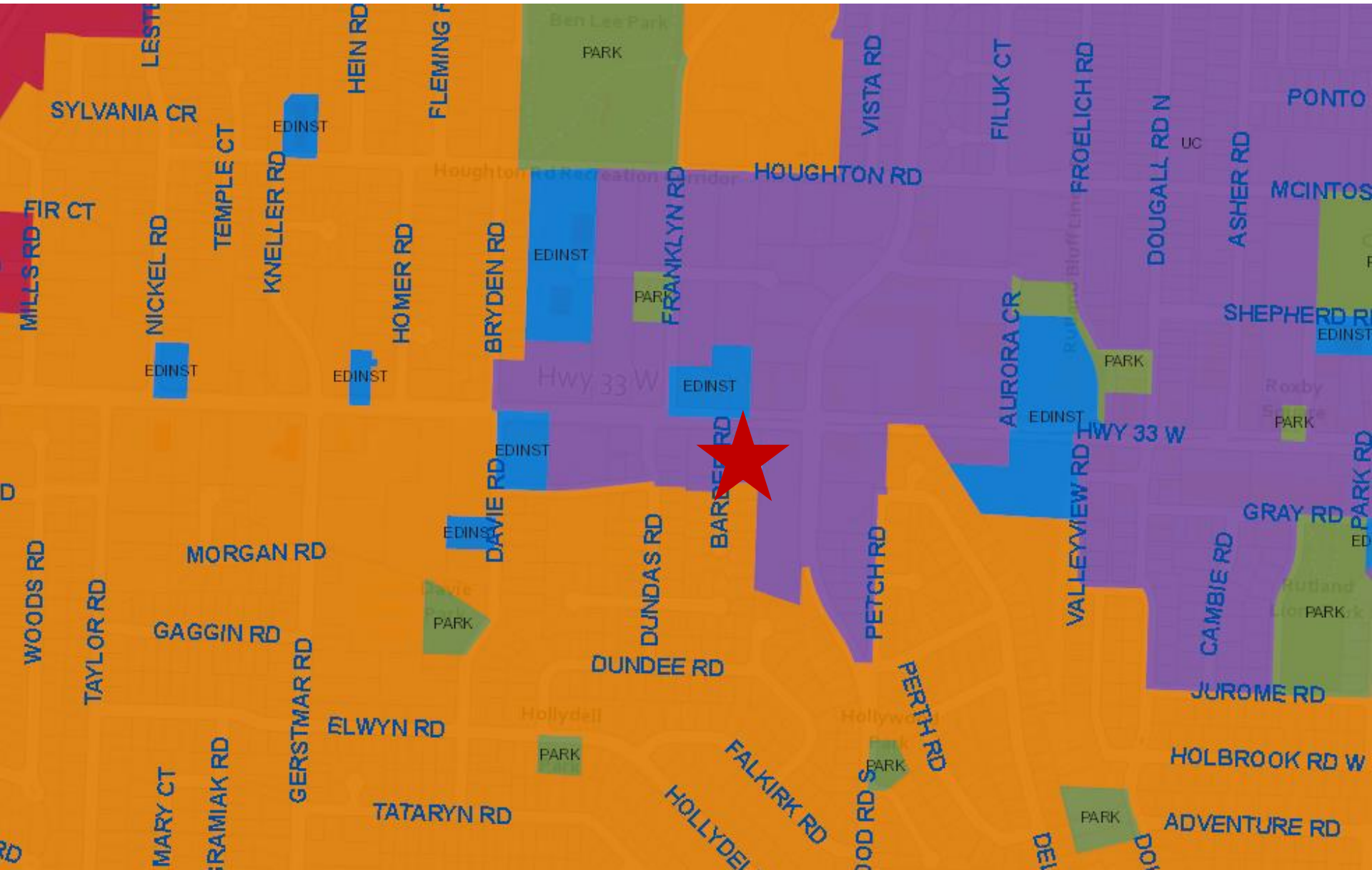
Walk Score  
**79**

Transit Score  
**49**

Bike Score  
**79**

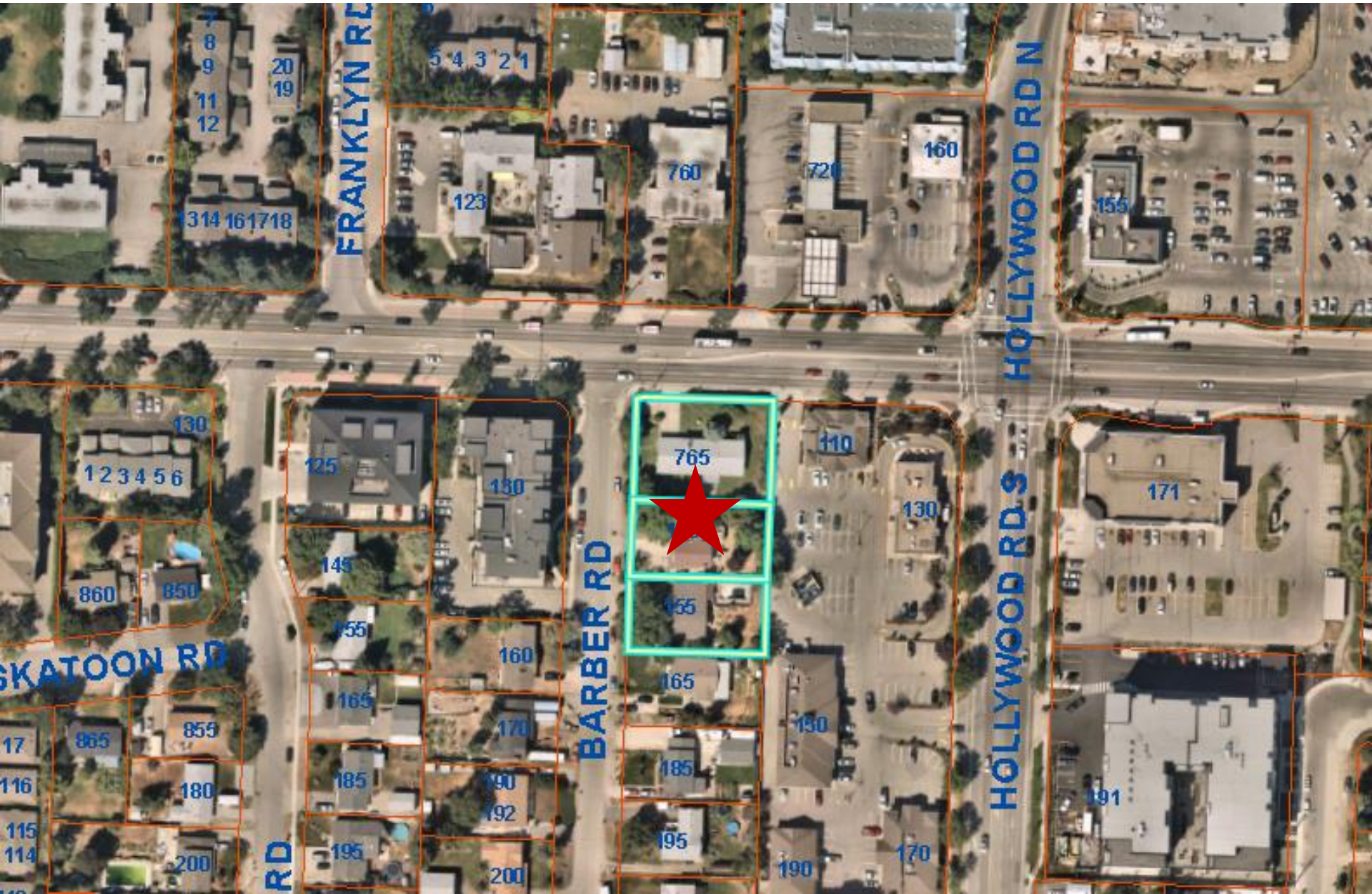


# OCP Future Land Use





# Subject Property Map



Subject property



- High Street
- Mixed Residential Street
- Retail Street
- Residential Street
- Mixed Street
- Future Retail Street
- Transit Supportive Corridor
- Transit Exchange



# Site-Specific Text Amendment

- ▶ To permit ground-floor commercial uses to occupy a minimum of 0% of the Hwy 33 W street frontage
  - ▶ Required to be processed as a text amendment, in accordance with LGA S. 498(2)(a)



# Staff Recommendation

- ▶ Staff recommend support for the proposed site-specific text amendment application.
  - ▶ Properties are located on the western edge of the OCP Retail Street Character
  - ▶ Barber Rd is identified as a Residential Street
  - ▶ Request would not deteriorate from establishing commercial in the Rutland Urban Centre